

## Price on request

### Contact agency

NC Immobilier

2 bis avenue Thiers

06600 Antibes

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### For sale house

4 rooms

Surface : 111 m<sup>2</sup>

Surface of the living : 41 m<sup>2</sup>

Surface of the land : 390 m<sup>2</sup>

Year of construction : 2000

Exposition : Sud

View : Jardin

Hot water : Gaz

Inner condition : GOOD

External condition : GOOD

Couverture : tiling

### Features :

POOL, pool house, Bedroom on ground floor, double glazing, Automatic Watering, Laundry room, CALM

3 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 garage

2 parkings

1 cellar

Document non contractuel

Energy class (dpe) : C

15/02/2020 - Prix T.T.C

Emission of greenhouse gases (ges) : C



## House 124 Antibes

ANTIBES - Saint Jean area - Charming detached house in Provençal style, offering approximately 111 m<sup>2</sup> of living space, set on a plot of about 390 m<sup>2</sup> with a swimming pool, located in a sought-after residential development without co-ownership fees. From the entrance, the house offers pleasant and bright living areas. The fitted kitchen, arranged in a double linear layout with a breakfast bar and storage, opens onto a south-facing dining room, which is widely open to the outside thanks to two French doors. The living room, with a vaulted ceiling and exposed beams, adds volume and character, while providing direct access to the garden and pool. The ground floor also includes a bedroom with direct outdoor access, a tiled shower room with a window, a separate toilet, and a pantry. Upstairs, reached by a comfortable staircase, two bedrooms complete the sleeping area, one with a south-facing terrace and the other featuring a large 15 m<sup>2</sup> fitted dressing room. A bathroom with a whirlpool bathtub and double sinks, as well as a separate toilet, complete this level. A large basement/garage with a total area of over 73 m<sup>2</sup> offers parking for vehicles and two-wheelers, plenty of storage space, a workshop, and a technical area (gas boiler, meters, alarm). In terms of amenities, the house benefits from central air conditioning and underfloor heating. The meticulously maintained outdoor areas feature beautiful terraces totaling approximately 165 m<sup>2</sup> landscaped spaces, a pool with cover, a summer kitchen, a

